



November 27, 2020

Jim Handy, Local Planner
City of Victoria
1 Centennial Hall
Victoria, BC V8W 1P6

RE: Renovations and Addition to Victoria High School – Development Permit Revision

Please see attached revised variance application documents including a letter to mayor and council describing the variances and revised drawings of the proposed additions.

The comments forwarded to our team on September 8th have been addressed as follows:

Development Services Division Comments:

Conditions to be met prior to Committee of the Whole:

1. Elevations and expanded landscape plans are attached to allow the city to assess the impacts of the proposed variances.
2. We have revised our Letter to Mayor and Council to include how the proposal responds and relates to the existing heritage building, including how it maintains views and responds to the heritage defining characteristics.
3. No formal comments were provided by the Heritage Advisory Panel as this was a courtesy meeting.
4. The property will not be applying for Heritage Designation.
5. Existing landscape and access off Gladstone Avenue will be maintained to mitigate the impact of the parking area.
6. As the proposed greenway is part of a separate project and still under review, we have added a note that we will work with this team to ensure the walkways through align with this proposed plan. While we have used the most current information available on this proposed area, the trees, planting, shading and other features shown on our plans within the greenway are for representation only and should not be interpreted as an exact plan.
7. Setbacks, height in meters, number of storeys, overall site coverage and overall open site space have been provided for both the existing and proposed building on the revised site plan and project data table.
8. We have updated our letter to address the justification of the proposed height variance as requested.

Engineering and Public Works Comments:

Land Development Review:

Conditions to be met prior to Development Variance Approval:

9. The closing of Vining Street is with the City of Victoria to complete as part of the site consolidation.

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Registered Architects: Jim Aalders, Architect AIBC, AAA, MRAIC, LEED AP Veronica Gillies, Architect AIBC, FRAIC, LEED AP BD+C
Troy Ransdell, Architect AIBC Rod Windjack, Architect AIBC, MRAIC, LEED AP

10. We are still awaiting a formal request from the City of Victoria and decision on the SRW's. This request was stated to us as voluntary and we wish to proceed with our application while we await resolution on this matter.
11. We are aware of the gas line and its location at Fernwood road.

For Information prior to Building Permit Submission/Approval:

12. All items listed as part of this section are in discussions with the City of Victoria Engineering and Transportation department. We will continue these discussions with them as required.

Transportation Review:

Conditions to be met prior to Development Variance Approval:

13. All conditions as they relate to the SRW and off-site upgrades are still in discussion with the City of Victoria Transportation department. We will continue these discussions with them as required to come to a satisfactory decision.

Underground Utilities Review:

For Information prior to Building Permit Submission/Approval:

14. We are aware of the GSI and financial incentives for rainwater management.

Stormwater Management Review:

For Information prior to Development Variance Approval:

15. We have included our civil drawings for clarity on the water management plan for the site.

Parks Division Comments:

Conditions to be met prior to Committee of the Whole:

16. We have included two arborist reports for the property.

Permits and Inspections Division Comments:

Conditions to be met prior to Committee of the Whole:

17. Please see attached elevations and revised floorplans for review.
18. The FD connection has been identified on the revised site plan and will remain in its current location off Fernwood Road.
19. We have held separate discussions with Permits and Inspections on the proposed plans and design for the addition to help fulfill requirements for a Building Permit Package.

Fire Department Comments:

20. We continue to work with the fire department on our fire safety plan and have included the current plan with this application. This includes maintaining exits from the existing Fairey Tech wing during construction.

Sincerely,
HDR Architecture, Inc.

A handwritten signature in black ink, appearing to read "R. Windjack". The signature is written in a cursive, flowing style.

Rod Windjack *Architect. AIBC, MRAIC, LEED AP*
Vice President - Education